

MINUTES OF ASHTON HAYES PARISH COUNCIL
Extraordinary Parish Council Meeting
Saturday 31 May 2014 at 10.00am. In The School, Ashton Hayes

PRESENT

Cllr. Jane Colville - Chairman

Cllr Naomi Deynem

Cllr Trevor Scaldeng

Cllr Garry Charnock

Cllr Dave Lee

Members of the public - 23

Cheshire West & Chester - Cllr Eleanor Johnson

Acting Clerk - Richard Salmon

APOLOGIES.

Cllr Lisa Allman – family celebration out of area

Cllr Georgina Lloyds –Watts - Sch. Holidays

Cllr David Wilson - Holiday

DECLARATION OF INTERESTS.

None

PUBLIC PARTICIPATION

The Chairman welcomed members of the public and explained that the purpose of the meeting was for parish council members to listen to and better understand the views of the public on **Planning Application 14/01865/FUL 15 affordable houses Land Adjacent to Methodist Church, Ashton Lane, Ashton Hayes Chester, Cheshire**

The Chairman explained that the site developer, Equity Housing Group had been invited but they had been unable to send a representative to this meeting and that they had at an earlier stage wanted a private meeting with the Parish Council and out of the public view which was not permissible. Equity Housing Group had sent flyers which were distributed to the meeting; one is inserted at the end of these Minutes.

The Chairman explained that this meeting gave opportunity for all to express view however wide ranging these might be. She made the point that all opinions were valid and should be respected and respect shown for the person making those points.

The Chairman explained the purpose of all the information available including guidance on how to make comment on the application and what would be considered and what would not. She reminded all of the cut off date for comments by members of the public3/6/14

She then invited Frank Brereton, on behalf of the Neighbourhood Planning Working Group presented a paper which is inserted at the end of these Minutes.

The following issues were raised:-

- Whether this was a Full Application...it was confirmed that it was.
- Housing density concerns as being something raised when the last application was made and during the appeal
- Lack of footway to the village on that side of the road.
- Parking spaces per house with a concern that inevitably the play area car park would be used and/ or there would be parking on the main road which is highly dangerous for obvious reasons
- Speed and amount of the traffic on Ashton Lane particularly given the proposed development for tourists in Delamere Forest which would bring additional traffic through the village
- The Garage area within the village as being a potential site for a small affordable housing development.

- It was felt to be likely that a second applications would succeed, given that is has gone to appeal. This was felt not to be the case by the two local Councillors present and they suggested the experience is that once an application has been to appeal and failed the onus is then on the developer to make necessary changes as prompted by the appeal and if this isn't seen to have happened the further application often fail
- The application had not been called into committee. But Cllr Johnson has a meeting next week with the Planning Officer and will be making many of the points made at the meeting and will make her decision about `call in` on the basis of this conversation .
- Was there any way the proposal would be acceptable to the NDP Group. ? The response was in the affirmative but what is required is a plan that proposes development on not such a large scale and placed in a situation and setting many of the villages more modern houses have been .
- A Community Land Trust will be established if enough interest and willingness to be actively involved is shown.
- Having an NDP shows we are in control.
- Community Land Trust information required ...this is to be part of the next Around Ashton newsletter
- The NDP had identified a need amongst some of the older generation for downsizing, less so perhaps in respect of the house but more in relation to gardens .
- What would the prices be and would they be limited to a certain level ?
- What help to buy would be available.....in response it was suggested this would be through shared ownership arrangements
- Had the developer offered to contribute to the costs of some facility/ facilities in the village as happens elsewhere ?
- Had the developer consulted? It was said that there had been a leaflet drop when people were asked to respond if they chose to do so
- What had changed, from the last application? Chimneys and doors alone ?.
- Was it to be a mixed development?
- What was the eligibility criteria to be entitled to be considered for the houses?
- What is the timescale for the completion of the NDP?
- What could be done to ensure that those who wanted the development were able to share their views ?
- The Parish Council hoped their view would be balanced.
- What Brown Field Sites were in the village?
- Pricing, there had been no information provided on this from Equity which was unfortunate.

A show of hands indicated that no one present would support the application with approximately 16 people opposed to the application.

The meeting closed at 11.25 am.

Signed..... Dated

Richard Salmon (Acting Clerk)
01/06/14